



**Planning & Economic Development Board  
Town of Medway, MA**

***Application for Adult Retirement Community  
Planned Unit Development (ARCPUD)  
SPECIAL PERMIT***

**INSTRUCTIONS TO APPLICANT/OWNER**

This Application is made pursuant to the *Medway Zoning Bylaw, SECTION V. USE REGULATIONS, Sub-Section T. Adult Retirement Community Overlay District* and the Board's *Rules and Regulations for the Review and Approval of ARCPUD Plans and Issuance of ARCPUD Special Permits.*

The Town's planning and engineering consultants will review the application and proposed ARCPUD plan and provide review letters to the Planning and Economic Development Board. A copy of those review letters will be provided to you in advance of the public hearing.

The plan and application materials will also be circulated to Town departments and boards/committees including the Design Review Committee, Open Space Committee and the Conservation Commission which will be asked to provide review comments. You may be asked to attend a meeting with those respective boards/committees to discuss your proposed development plan.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board meetings/hearings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence at hearings may result in a delay in the Board's review of the plan.

June 12, 2015

**APPLICANT INFORMATION**

*Applicant's Name:* Continuing Care Management LLC

*Mailing Address:* 1 Lyman Street  
Westborough, MA. 01581

*Name of Primary Contact:* Jeffrey S. Robinson, Managing Partner

*Telephone:* Office: 508-898-3416 x3773 Cell: 508-254-2745

*Email address:* JRobinsonCCM@aol.com

Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

**ARCPUD PLAN INFORMATION**

Plan Title: Salmon Health and Retirement Community ARCPUD Special Permit Site Plans

Plan Date: June 12, 2015

Prepared by:

Name: Varies (See Plan Set)

Firm: Coneco Engineers & Scientists, CHA and Dario Designs Inc.

**PROPERTY INFORMATION**

Location Address: 259,261,261R, +263 Village Street

The land shown on the plan is shown on Medway Assessor's Map #69 as Parcel #13-1,14,15-1+21

Total Acreage of Land Area: +/-56.9

General Description of Property: Located on south side of Village Street and west side of Charles River Road, mostly undeveloped forest with bordering vegetated wetlands and two certified vernal pools. Topography generally slopes downward in a southwestern direction to the banks of the Charles River.

Medway Zoning District Classification: Agricultural - Residential II

Current Use of Property: Single family residential dwelling (unoccupied) along Village Street. Remainder of land to Charles River is undeveloped.

Length of Existing Frontage: 395.46' On what street? Village Street

Setbacks for Existing Structure (if applicable)

- Front: 23.6'
- Back: +/- 1630'
- Side: 109.4' (West)
- Side: 148.8' (East)

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

Yes  No If yes, please name street: Village Street

Historic District

Is any portion of this property located within a Medway National Register Historic District?

- Yes - Rabbit Hill
- Yes - Medway Village

Wetlands

Is any portion of the property within a Wetland Resource Area?  Yes  No

Groundwater Protection

Is any portion of the property within a Groundwater Protection District?  Yes  No

Flood Plain

Is any portion of the property within a Designated Flood Plain?  Yes  No

Zoning Board of Appeals

Will this project require a variance or special permit?

Yes  No

Explanation: \_\_\_\_\_

**PROPOSED ARCPUD PROJECT INFORMATION**

Development Name: \_\_\_\_\_

An ARCPUD is a master planned development designed as a unified, self-contained residential community, constructed expressly for use and residency by persons who have achieved a minimum age requirement of fifty-five years of age or older and which also incorporates the preservation of natural open space areas as an integral element of the development.

An ARCPUD includes one or more of the following types or residences and/or services as defined in the Medway Zoning Bylaw: (Please check all that apply.)

- Community Center or Building                      Size: 3522 s.f.
- Coordinated Units    # of Units: 227
- Resident Services    Describe: Senior Retirement Community
- Residential Subdivision    # of lots: \_\_\_\_\_
- Assisted Living or Congregate Living Residence Facility                      # of units: 156(56 congregate/indep.)
- Independent Living Residence Facility                      # of units: 127 (56 congregate/indep.)
- Long-Term Care Facility (nursing home)                      # of units: \_\_\_\_\_
- Adult Day Care    Size: 3500
- Local Convenience Retail    Size: \_\_\_\_\_
- Medial Offices or Clinics    Size: 7950 s.f.

**AFFORDABLE HOUSING INFORMATION**

The Medway Zoning Bylaw, Section V. Use Regulations, Sub-Section X. Affordable Housing requires that a residential or mixed-use development that results in a net increase of six or more dwelling units shall include at least 10% of the dwelling units as affordable housing. For an ARCPUD, this requirement does not apply to dwelling units in an assisted living residence facility, congregate living facility, or long term care facility.

**Please provide a narrative** describing the number of affordable units you are responsible for and how you will meet the Town's affordable housing requirement. See Paragraph 7 of Sub-Section X referenced above for more information. If you will provide the affordable dwelling units on site, please identify the dwelling units that will be designated as affordable.

**PROPERTY OWNER INFORMATION (if not applicant)**

Property Owner's Name: Charlotte Realty, LLC

Mailing Address: P.O. Box 233  
Sharon MA. 02067

Primary Contact: David Einis

Telephone: Office: N/A Cell: 617-429-6167

Email address: deinis@aol.com

The owner's title to the land that is the subject matter of this application is derived under deed from Tanglewood Homes, Inc to Charlotte Realty, LLC dated May 24, 2000 and recorded in Norfolk County Registry of Deeds, Book 16653 Page 034 or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page \_\_\_\_\_.

### **CONSULTANT INFORMATION**

**ENGINEER:** Coneco Engineers & Scientists

*Mailing Address:* 4 First Street

Bridgewater, MA. 02324

*Primary Contact:* Shane M. Oates, Senior Project Manager

*Telephone:* Office: 508-697-3191 x110 Cell: 508-245-2608

*Email address:* soates@coneco.com

*Registered P.E. License #:* Tracy L. Duarte, P.E. (MA#48660)

**SURVEYOR:** Coneco Engineers & Scientists

*Mailing Address:* 4 First Street

Bridgewater, MA. 02324

*Primary Contact:* Shane M. Oates, Senior Project Manager

*Telephone:* Office: 508-697-3191 x110 Cell: 508-245-2608

*Email Address:* soates@coneco.com

*Registered P.L.S. License #:* Timoth S. Bodah, P.L.S. (MA#46110)

**ARCHITECT:** Dario Designs Inc.

*Mailing Address:* 318 Main Street, Suite 210

Northborough, MA. 01532

*Primary Contact:* Dario D.D. DiMare, President

*Telephone:* Office: 508-877-4444 Cell: 617-306-2420

*Email address:* dario@dariodesigns.com

*Registered Architect License #:* MA#8144

**LANDSCAPE ARCHITECT/DESIGNER:** CHA Companies

*Mailing Address:* 11 King Court

Keene, N.H. 03431

*Primary Contact:* David M. Thompson, JR., RLA

Telephone: Office: 603-357-2445 Cell: N/A

Email address: DThompson@chacompanies.com

Registered Landscape Architect License #: MA #905

**ATTORNEY:** Kenney + Kenney

Mailing Address: 181 Village Street

Medway, MA. 02053

Primary Contact: Paul V. Kenney

Telephone: Office: 508-533-6711 Cell: N/A

Email address: pkenney@kenney-law.com

**OFFICIAL REPRESENTATIVE INFORMATION (if other than applicant)**

Name: Shane M. Oates, Senior Project Manager

Address: 4 First Street

Bridgewater, MA. 02324

Telephone: Office: 508-697-3191 X110 Cell: 508-245-2608

Email address: soates@coneco.com

**SIGNATURES**

The undersigned, being the Applicant for approval of an ARCPUD Special Permit, herewith submits this application and ARCPUD Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I ~~Shane M.~~ authorize Shane M. Oates to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee and Open Space Committee to access the site during the plan review process.

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board will retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

David Curcio  
Signature of Property Owner

6/12/15  
Date

[Signature]  
Signature of Applicant (if other than Property Owner)

6/12/15  
Date

Shane M. Oates  
Signature of Agent/Official Representative

6/12/15  
Date

## **ARCPUD FEES**

### ***Filing Fee***

*\$2,500 plus \$25 per proposed ARCPUD residence*

### ***Advance on Plan Review Fee***

*\$2,500 deposit*

***Submit 2 separate checks each made payable to: Town of Medway***

## **ARCPUD SPECIAL PERMIT APPLICATION CHECKLIST**

### **TOWN CLERK**

- \_\_\_\_\_ ARCPUD Special Permit Application (1 signed original) signed by applicant, property owner and official representative
- \_\_\_\_\_ One (1) full size copy of the ARCPUD Plan prepared in accordance with the ARCPUD sub-section of the Medway Zoning Bylaw and Sections 303-4 and 303-6 of the *Medway ARCPUD Rules and Regulations*
- \_\_\_\_\_ One (1) copy of the *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations*
- \_\_\_\_\_ One (1) copy the traffic study, depending on the size and scope of the proposed development project

### **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

- \_\_\_\_\_ ARCPUD Special Permit Application (1 signed original) signed by applicant, property owner and official representative
- \_\_\_\_\_ Ten (10) full size copies of the ARCPUD Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations*
- \_\_\_\_\_ One (1) ledger size (11" x 17") copy of the Site Plan
- \_\_\_\_\_ Electronic Version of the Site Plan and all associated application documents including the stormwater and traffic reports, narratives, etc. Provide disk or flash drive or email
- \_\_\_\_\_ Certified Abutters List from the Medway Assessor's office – for 500 feet around the subject property – Form E
- \_\_\_\_\_ One (1) copy of a *Project Narrative* as described in Section 303-4 A. (13) of the *Medway ARCPUD Plan Rules and Regulations*. This Narrative description should also explain how the proposed project meets the requirements of the Medway Zoning Bylaw for parking (V. H) and exterior lighting (V. B. 6)
- \_\_\_\_\_ One (1) copy of an *Affordable Housing Narrative* to explain how the proposed development will meet the affordable housing requirements of the Medway Zoning Bylaw (V. X. 3)
- \_\_\_\_\_ One (1) copy of a *Development Impact Statement* as described in Section 204 - 3, 7) of the *Medway Site Plan Rules and Regulations*

- \_\_\_\_\_ Request for Waivers from the provisions of *Medway ARCPUD Rules and Regulations* and the *Site Plan Rules and Regulations* - Form Q
- \_\_\_\_\_ Two (2) copies of the *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations*
- \_\_\_\_\_ Two (2) copies of the traffic study, depending on the size and scope of the proposed development project
- \_\_\_\_\_ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments (if any)
- \_\_\_\_\_ Proof of present or pending ownership of all land within the proposed development
- \_\_\_\_\_ Street Naming Application for review of proposed street names by the Medway Street Naming Committee
- \_\_\_\_\_ ARCPUD Special Permit Filing Fee – Payable to Town of Medway
- \_\_\_\_\_ Advance of Plan Review Fee – Payable to Town of Medway

Revised 4-13-2015